

# Dufftown

## Hierarchy Status/Objectives/Issues

### Dufftown is a third tier settlement

- To promote and facilitate housing development, through the provision of additional housing land.
- To provide sufficient land for housing to meet the local need including an over provision of housing land on a large release to the west of the town.
- To improve the overall environment of the town and increase the attractiveness for tourism purposes.
- To protect and improve the scenic setting of Dufftown and to preserve the form of the original town.

## Infrastructure

**Water and Drainage :** Developers are advised to contact Scottish Water as early as possible in order to confirm that there is sufficient drainage capacity and water supply available to accommodate proposals.

Scottish Water has advised that they will work with developers to ensure that new development can be accommodated.

### Roads

A number of potential roads improvements have been identified for each settlement. The most significant of these are shown on the settlement map as TSP and the full extent is shown in the pages following the map. Comments on road access arrangements are provided in site designation texts. These are intended to be of assistance to developers and advise generally of improvements that are likely to be needed to service the site, along with the need for any off-site improvements. These requirements are not exhaustive, and do not pre-empt anything that might result through the Transport Assessment process. It is essential that developers contact Transportation at an early stage, especially where there is a requirement for a Transport Assessment identified in the site text.

## Developer Contributions

Contributions may be sought towards some public facilities (eg core paths; library; schools; sports/leisure facilities; transportation) and this will be confirmed at application stage. Developments over 4 houses will be required to make an affordable housing contribution.

## Layout and Design

High quality design and layouts in new development is an important aspect for “placemaking”, in order to achieve an attractive and interesting living environment . This is a priority objective of the Scottish Government (see Primary Policy 3).

Pre-application discussions and community consultation are only requirements for Major Applications (50 or more houses; or on sites exceeding 2 hectares). The Council would encourage early discussion pre-application on ALL proposals, and is willing to engage with developers to identify any aspects of site development that should be taken into consideration from the outset.

Some sites being proposed for development have had some “key design principles” identified for them, highlighting the key design elements that should be observed when layouts are being drafted.

## Housing

### R1 Corsemaul Drive

#### 2.25ha 36 houses

This site is partially completed, the principal access via Mount Street is considered inadequate for any development over the original planning consent for 36 houses. Any revised proposals should consider the possibility of providing pedestrian and cycle connections outwith the site. Any revised proposals should also submit information to confirm that adequate protection measures can be implemented to protect the water environment.

**R2 South of Conval Street****2.95 ha 30 houses**

This site provides an opportunity for 30 houses.

One priority access onto Conval Street is required the nature of which must be agreed with the Council's Transportation Service.

Access tracks exist along the northern, eastern and western boundaries of the site and these are popular with walkers. Development must not obstruct these routes.

A landscaping strip must be provided on the southern edge of the site and a suitable landscape buffer must be provided between the development and the sub-station.

**R3 Hillside Farm****4.3 ha 100 houses**

This large new site is expected to serve Dufftown beyond the duration of the Local Development Plan period. The site can accommodate a phased development of 100 houses. A detailed development brief will be prepared for the site based on the design principles set out in the accompanying map.

Development of the site will require new junction arrangements at Conval Crescent/Conval Street to serve as the principal access point to the site. Road improvements are also required at Hill Street to provide access including road widening, surfacing, drainage, footways and lighting.

A Flood Risk Assessment is required to support proposals. SUDS and construction phase water management plans are also required. The appropriate design, layout and use of SUDs will be necessary to ensure that water quality in the River Spey SAC is unaffected. Sufficient information will be required at application stage to confirm that adequate protection measures are to be implemented to protect the water environment.

**R4 Tomnamuidh****0.5ha 5 houses**

This site is suitable for 5 houses and lends itself to being developed for individual serviced plots. Access must be taken from lane off Tomnamuidh Street.

**Opportunity Sites****OPP1 Auction Mart, Hill Street****0.77Ha**

This site is suitable for either business or residential use.

For residential use: a footway must be provided along the frontage of the site. The carriageway width of Hill Street should be upgraded to at least 5.5 metres

Any industrial or commercial development must take account of the potential for excessive noise affecting residential development in the vicinity and applicants should have regard to the appropriate noise measurement criteria.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

**OPP2 Hill Street****0.12Ha**

Former cooperage premises, no longer in use, could provide a possible housing site, capable of accommodating two small plots.

**OPP3 Balvenie Street****0.19 ha**

The sites location in a residential area means that any proposal should be restricted to low impact/low activity with housing being the preferred option. There may be some contamination issues that will required to be addressed.

## Industrial Sites

Existing Industrial Sites

### I1 Balvenie Street:

The industrial site at Balvenie Street is now almost totally taken up by barrel storage.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

### I2 Mortlach Distillery:

This area is reserved for the use of the distillery and related business uses. Sufficient information will be required at application stage to confirm that adequate protection measures are implemented to protect the water environment.

A walkover and photographic survey of habitats is required to assess the presence of wetlands and to identify any consequent requirement to address/mitigate the impact on groundwater dependent terrestrial ecosystems.

## Transportation Improvements (TSP)

A number of potential road improvements have been identified in association with the development of sites. In addition to individual site requirements, these take account of the cumulative impact on the road network. The most significant of these are shown as TSP on the settlement plan. Details of these, along with a list of all potential improvements, and other transportation related sites to be safeguarded, are contained in the attached TSP schedule.



## Environment

The following sites are identified as open spaces which contribute to the environment and amenity of Dufftown. The over-riding policy E5- Open Spaces applies to these sites.

### ENV3 Amenity Greenspace

Conval Street; Fife Street and Crachie; MacLennan Place

### ENV4 Playspace for Children and Teenagers

Hill Street; Tininver Street

### ENV5 Sports Areas

Playing Fields and at Hill Street and Tininver Street; Bowling Green; football ground

### ENV6 Green Corridors/Natural/Semi Natural Greenspaces

Mortlach/Cowie Avenue; Balvenie Street

### ENV7 Civic Space

War Memorial; The Square

### TPO Tree Preservation Order Cowie Avenue

## Wider Environmental Designations

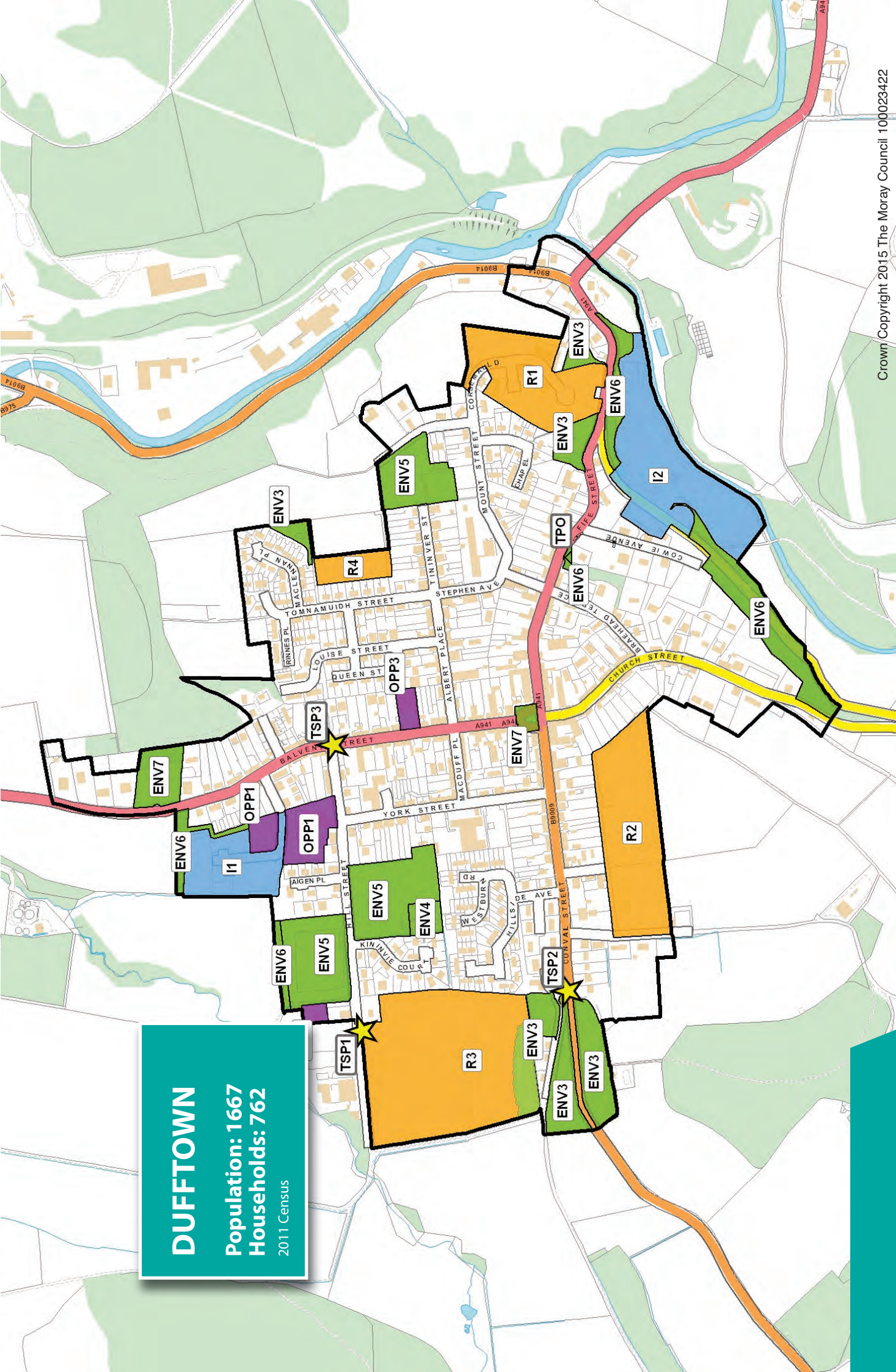
The area immediately outwith the settlement is designated as an Area of Great Landscape Value covering the Spey Valley.



# DUFFTOWN

Population: 1667  
Households: 762

2011 Census





## DUFFTOWN TSP

### 1\* Hill Street

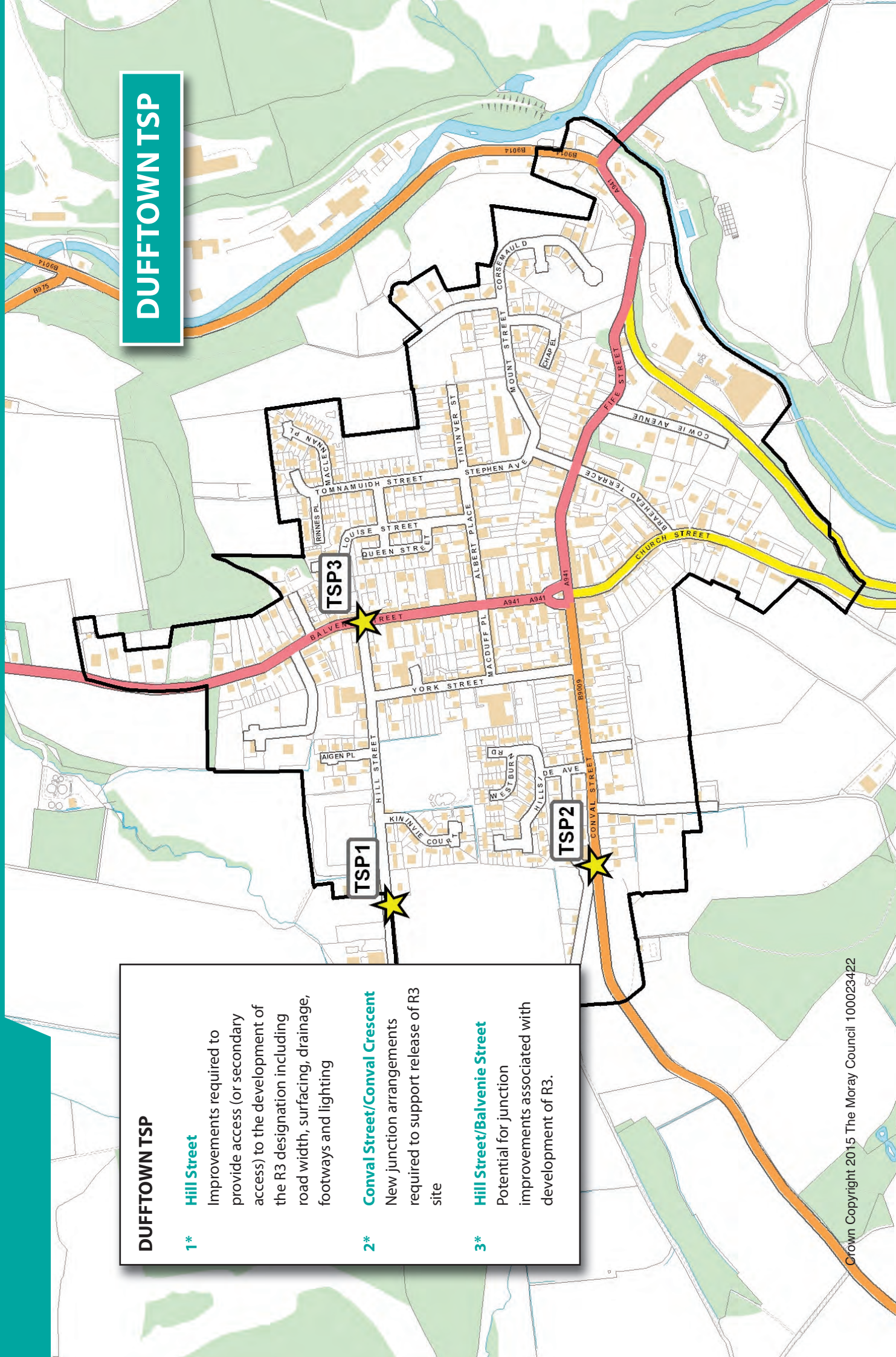
Improvements required to provide access (or secondary access) to the development of the R3 designation including road width, surfacing, drainage, footways and lighting

### 2\* Conval Street/Conval Crescent

New junction arrangements required to support release of R3 site









### 3\* Hill Street/Balvenie Street

Potential for junction improvements associated with development of R3.





## R3 HILLSIDE FARM DUFFTOWN KEY DESIGN PRINCIPLES

-  Woodland Planting (Scots Pine or other appropriate conifer), large forest broadleaves such as oak, aspen, maple and supporting shrub layer.
-  Existing trees to be retained and supplemented
-  Panoramic view
-  Footpath/Cycle links
-  Phased Development
-  Major Access (All Modes)
-  Entrance Feature
-  Greenspace

**RETAIN EXISTING TREES AT WESTERN BOUNDARY AND SUPPLEMENT TO CREATE SETTLEMENT EDGE**

**ORIENTATE DWELLINGS TO OPTIMISE VIEWS TO THE NORTH AND CAPITALISE ON PASSIVE SOLAR GAIN**

**TAKE ACCOUNT OF TOPOGRAPHY OF THE SITE WHICH COULD RESTRICT HEIGHT OF DWELLINGS ON HIGHER AREAS OF THE SITE**

**UTILISE GREENSPACE AT SOUTHERN END OF SITE TO CREATE ENTRANCE GATEWAY**

**CREATE PEDESTRIAN/CYCLE LINKAGE INTO TOWN**

